TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 4

Property ID:	R49113

Property Information

property address:	408 PEASE	
legal description:	WINTER, BLOCK 1, LOT 8,9 (PTS	<u>5 OF)</u>
owner name/address:	MISC PROPERTIES LTD	
	1507 S COLLEGE AVE	
	BRYAN, TX 77801-1214	,3000,
full business name:	JUNIO CHU PROP	THE STATE OF THE S
land use category:	MUNTHAM. RES	type of business:
current zoning:	in Site	occupancy status: OLGNONE O
lot area (square feet):	<u> 4000</u>	frontage along Texas Avenue (feet):
lot depth (feet):		sq. footage of building: 4472
property conforms to:	☐ min. lot area standards ☐	min. lot depth standards 🗆 min. lot width standards
Improvements		
		24 + # of stories:
type of buildings (spec	cify): Necessary	
building/site condition	: 4- WEN MANT	TANED
Marie		juyes □ no (if no, specify)
ANCEDREND		att tas contag
approximate construct	ion date: 1932 accessil	ble to the public: pyes pno
possible historic resour	rce: □ yes 🗖 no sidewa	alks along Texas Avenue: □ yes □ no 🎽 / 🎮
other improvements:	yes □ no (specify) <u>Pos</u>	(pipe fences, decks, carports, swimming pools, etc.)
		(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs		
□ yes 🎽 no		□ dilapidated □ abandoned □ in-use
# of signs:	type/material of sign:	•
		no (specify)
Off-street Parking		
improved: □ yes □ no	parking spaces striped:	yes □ no # of available off-street spaces:
lot type: 🗆 asphalt 🕫	concrete other	
space sizes:	suffi	icient off-street parking for existing land use: yes no
overall condition:		
end islands or bay divid		landscaped islands: □ yes □ no

Curb Cuts on Texas Avenue
how many: curb types: □ standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no
if yes, which ones:
meet adjacent separation requirements: yes no meet opposite separation requirements: yes no
Landscaping
yes □ no (if none is present) is there room for landscaping on the property? □ yes □ no
comments:
Outside Storage
□ yes no (specify)(Type of merchandise/material/equipment stored)
dumpsters present: □ yes □ no with are dumpsters enclosed: □ yes □ no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
byes □ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: ☐ yes ☑ no
Other Comments:
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